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FIRST ANNUAL REPORT

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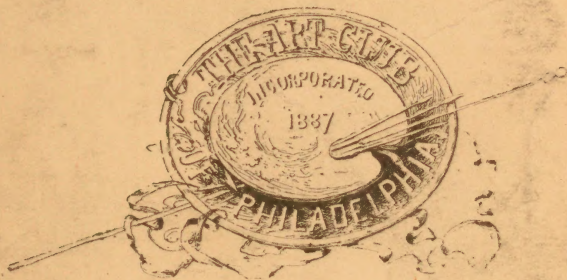
BOARD OF DIRECTORS

—OF—

## THE ART CLUB

—OF—

PHILADELPHIA.



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THE FIRST ANNUAL REPORT  
OF THE  
DIRECTORS OF THE ART CLUB  
OF PHILADELPHIA.

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No. 220 South Broad Street,  
Philadelphia, December 31, 1887.

TO THE MEMBERS OF THE CLUB:

Immediately after the last annual meeting the Directors proceeded to obtain a desirable location for the purposes of its organization.

A thorough canvass was made in the neighborhood of Broad and Walnut Streets, that location being considered as most convenient. Several properties were considered, but none of them presented the advantages which were possessed by the lot and mansion, No. 220 S. Broad Street. In fact, this was the only property obtainable which was considered at all suitable. The terms upon which the same could be purchased were as follows, to wit: \$100,000, secured by an annual ground rent of \$4,000, irredeemable within 15 years, and subject to an existing lease which had over four years to run. These terms were so advantageous, the location so desirable, the mansion seemed so readily adaptable for club service, that the Directors unanimously recommended

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the purchase; and at a meeting of the Club called to act upon the proposition full authority was given to secure the premises on the terms named, and in pursuance thereof the purchase was concluded and the title vested in "The Art Club of Philadelphia." The Directors forthwith initiated movements of an amicable nature to obtain a surrender of the lease, which involved a considerable loss of time. A very large sum was at first demanded by the lessees, but finally the surrender was arranged for upon the payment of \$1,000 cash and \$5,000 on the 10th day of July last, when possession was to be given. On the 7th of July, however, the balance was paid and possession assumed.

These amounts were paid out of income, and are to be charged to the purchase account, and to be refunded to income from the loan hereinafter referred to. Until these negotiations were completed the Directors had no right of access to the premises to enable them to determine what alterations, improvements and repairs would be necessary. As soon as practicable they proceeded to place the premises in condition for earliest occupancy. They felt it most desirable and of primary importance to arrange for frequent Art Exhibitions and Receptions, as well as for a general rendezvous of the members.

The report of the Building Committee herewith submitted specifies, in considerable detail, the changes, improvements and repairs which were considered essential and convenient.

It was determined at the earliest practicable period to erect an Art Gallery on the



rear of the property, having 48 feet front on Brighton Street, and extending 64 feet southward. This gallery will be nearly as large as the main gallery at the Academy of Fine Arts. The first story may be utilized for the general purposes of the Club, and the second story for Art Exhibitions, Receptions, etc. A committee has been appointed to obtain plans, specifications and estimates for the work, and the Directors indulge in the reasonable expectation that by early spring the funds in their hands will justify the commencement of this prime object. In June last the Directors were authorized to create a loan of \$75,000, to be secured by a mortgage of the premises, for the improvement of the Club property, at five per cent., payable in 20 years, and in pursuance of this authority the Finance Committee has already obtained loans and subscriptions to the extent of \$29,500.

The Management believes that the residue will be readily placed, and to this end they invoke the goodwill and liberal spirit of the members. It is believed that there will be on the premises an ample security for the amount of this loan, and that there has been already an increase in the value of the property of from \$25,000 to \$50,000, irrespective of the amount expended, and to be expended, on the same. The loan referred to is applicable only to the purchase and improvement account. The costs of improvements so far paid have been taken from income, and are to be repaid from, and charged to, the loan account on the 1st of February next, at which time the subscriptions are payable.

The \$6,000 before referred to and the amounts paid for improvements, when refunded, will be applicable to the furnishing of the house and the general expenses of the Club.

The Directors indulge in the hope that they will be able to set aside annually an unexpended balance for the creation of a sinking fund for the repayment of the loan; and the better to enable them in this behalf they have recommended an increase of membership, and respectfully urge the nomination of those whose names are entitled to confidence and esteem at an early date.

During the present year, at a meeting of the Club called for the purpose, it was determined to obtain a charter of incorporation, the form of which was then adopted, and in due time the Association was formally and legally declared to be incorporated under the name of "The Art Club of Philadelphia." Prior to this time the Association adopted a Constitution and By-Laws, which, under advice of counsel, are recommended for re-adoption, in order that they may bear date after incorporation. The Directors, however, recommend certain amendments to the same, which they deem essential, for favorable consideration and action.

There is reason to congratulate all on the purchase of so desirable a property, on such reasonable terms, without any obligation on the part of the Club at any time hereafter to raise or to pay any part of the purchase money, while, at the same time, the ground rent may be paid off, at the option of the Club, after the expiration of 15 years.



With the view of presenting the objects, aims and purposes of this Association before our citizens, and of attracting their sympathies, it was determined, in the early part of the year just ended, to give an Art Reception and Exhibition. The Managers of the Academy of Fine Arts kindly placed their magnificent galleries at our command for the occasion, and thus evinced a spirit of friendliness which we shall at all times be happy to reciprocate.

The Board of Directors, in furtherance of the objects specified in the Charter, also determined to give to the members of the Club and their friends an Art Reception on the evening of the 27th of December, and to open the house to the inspection of members and a large number of guests invited by the members, from 3 o'clock to 10 o'clock P.M., on the 28th, 29th, 30th and 31st December, and on the 1st January. The artists of Philadelphia, New York and elsewhere, as well as architects, were invited to contribute their Works of Art, which they did in the most friendly spirit, and thus enabled the Board to present an array of artistic work of a character rarely exhibited in this city. To the Committee having the matter in charge, composed of members of the Board and of artist members of the Club, must be given the credit of the success of these occasions. They labored well, diligently and intelligently to produce this success. The Club House was well filled during the week, and at times overcrowded. The guests of the Club thus evinced the warmest sympathy in the purposes for which the Club was organized, and there seemed to be one prevailing sentiment, that of approval and goodwill.

Immediately applications for membership began to pour in, and before 10 days had expired the limit of membership was attained, viz. : 500 non-professional members and 50 professional artists. There is now a large waiting list. In view of this favorable condition of affairs, and to give greater financial strength to the Club, your Directors have recommended an increase of the limit to 600, exclusive of artist members, and that the entrance fee be increased from \$30 to \$50, and they now express the hope that these recommendations will be approved by the members of the Club.

In September last it was deemed right to afford the members facilities for witnessing the Centennial pageants by the erection of a stand for that purpose, and of which they generally availed themselves.

The Charter by Article II declares the following to be the objects of this Club, viz. :

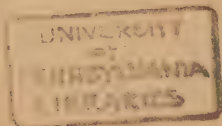
“The purpose for which the corporation is formed is to advance the knowledge and love of Fine Arts, through the Exhibition of Works of Art, the acquisition of books and papers for the purpose of forming an Art Library, lectures upon subjects pertaining to Art, receptions given to men and women distinguished in Art, Literature, Science and Politics, and by other kindred means to promote social intercourse among its members.”

These purposes the Board of Directors propose to carry out fully and in good faith at all times. They were the objects which induced the formation of the Club, and these our citizens generally, as well as the members and artists of Philadelphia,

expect at the hands of the Management to be carried into effect. Perhaps never before were artists more thoroughly united in their wish to have established in the city an association for the artistic and social purposes referred to, and it behooves the Management to spare no efforts in keeping these alive and fresh for the encouragement of Art in this community. It is proposed to this end to arrange for frequent Art Exhibitions and Receptions during a large portion of the year within the present Club House, and later on in the new Art Gallery, carrying out the custom prevailing in the well-known Boston Art Club, which holds a high place in Art circles.

While desiring to give the fullest effect to Art features, the Directors have not forgotten that all of the members, professional and non-professional, should have the advantage of meeting in friendly accord on a social basis; and that reasonable facilities should be afforded for the encouragement of this social and harmonizing feature. To this end also has the Club House been improved and fitted.

Philadelphia now possesses an edifice for the advancement and encouragement of Art and the friendly association of the members of the Club, which, to say the least, is not surpassed in the country. We have held out from the onset the objects of the Club, they are written within the lines of our Charter, they are expected to be carried out by your Directors, and all that has been done so far has been in that direction, and in the same direction the Management will continue to move. We ask your constant aid, sympathy and encouragement in the good work so auspiciously commenced.





Great credit must be accorded to the Building Committee appointed to supervise the repairs and alterations of the Club House, and to whom were largely committed the furnishing and ornamentation of the same, composed of Mr. Daniel Baugh, Chairman, and Messrs. Stephens, Linford, Weygandt, Hazlehurst, Dutton and Struthers. These involved an immense amount of care, labor, attention and intelligent thought.

Appended hereto will be found the Treasurer's summary of general receipts and expenditures.

This Report should not be closed without reference to the services of the architects, Messrs. Hazlehurst & Huckel, to whose skill, taste and unwearied attention the alterations and improvements of the Club House must be credited. The detail of these improvements is appended to this Report.

EDWARD SHIPPEN,

*President of The Art Club of Philadelphia.*

JANUARY 14th, 1888.

# ART CLUB.

## TREASURER'S REPORT.

### RECEIPTS.

Entrance Fees . . . . .	\$13,440.00
Dues for 1887 . . . . .	9,840.00
Rent from Miss McGauley . . . . .	937.50
Interest on Bank Deposits . . . . .	67.17
Total Receipts . . . . .	<u>\$24,284.67</u>

### DISBURSEMENTS.

Constitutional Centennial, Stands, etc. . . . .	\$419.00	
Receptions, Academy of Fine Arts and 220 S. Broad Street .	2,738.95	
Club Expenses, Fuel, etc. . . .	277.21	
Insurance . . . . .	81.66	
Legal Expenses . . . . .	434.75	
Expenses, including Printing, Postage, Stationery and Sala- ries . . . . .	1,045.44	
Broad Street Property. Paid Lip- pincott Estate for Taxes, etc.	1,001.58	
Ground Rent to October 1st . .	2,000.00	
Tenant for Vacating . . . . .	6,000.00	
Fixtures . . . . .	2,122.97	
Alterations . . . . .	3,300.00	
Decoration . . . . .	275.00	19,696.56
Balance . . . . .		<u><u>\$4,588.11</u></u>

## REPORT OF THE BUILDING COMMITTEE.

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When the Club purchased the property No. 220 South Broad Street, it was fully aware of its value, in regard to size of lot, convenience and desirability of location, but the question of the adaptability of the existing building to Club purposes was one not so clearly understood, and one which possibly had had but little weight in deciding the purchase.

Upon inspection the dwelling was found to be in a most forlorn condition throughout, and, at first glance, appeared hardly capable of such renovation as would make it fill the requirements of the Club. A survey of the building having been made, it was found necessary to make many alterations and additions. A plan was finally decided upon, and, with some minor exceptions, has been carried out as originally intended. Work was begun in the early part of July and was pushed as rapidly as the circumstances would permit; but, as is the case with the renovation of all old buildings, every step forward revealed defects, which had to be met and rectified.

The heating of the main building was poorly accomplished by means of five hot-air furnaces, which, together with the necessary coal and ash bins, occupied the entire cellar or basement. The rear building was heated by means of stoves. The serious question



of *properly* heating the building presented itself, and it was agreed that it could only be done by means of steam, using indirect radiation throughout the main building and direct in the rear. Where the indirect method is used, flues, for the proper distribution of heat, had to be prepared. To accomplish this we were obliged to rebuild the chimney breasts in great part. While this was being done, the fireplaces, which add so much to the appearance and ventilation of our first and second story rooms, were put in. Ducts were constructed to furnish air from the outside to all rooms of the main building.

The kitchen department, to the rear of the first floor, was absolutely of no value. The plastering was very generally cracked and in many places ready to fall. This necessitated the taking off of not less than half the plaster on the first, second and third stories, main building, hacking much of what was left, and patching the remainder and running new cornices.

The painting was in so bad a condition that it was found necessary to burn it off. As many as six coats must have been removed before the woodwork was reached.

The flooring was of the roughest kind, and it was deemed advisable to relay with white oak.

The sanitary condition of the building was in a most lamentable condition. Bath rooms and lavatories were located in a semi-detached tower, at the rear of lot, connecting with rear building on each floor by enclosed bridges, which in turn communicated with narrow, dark and winding passage-ways, leading to main building. The plumbing

throughout is new, and has been carried out in accordance with the views of the best sanitary experts.

The alterations to the front of the building are as follows: New front entrance doors; two triple windows in first story; French plate-glass inserted in all sash; new wrought iron grilles for cellar windows; marble cleaned and brickwork painted.

We take pleasure in adding that the laws of our city do not compel us to retain on our facade the delicate wrought iron fire-escape which was for so long a feature.

On the first floor the vestibule has been enlarged and wainscoted with paneled oak; the walls finished in color and the floor laid with tile. A new doorway was cut in order to give direct outside communication with the reception room.

The Café, to the rear of the ladies' reception room, has been virtually rebuilt, and is finished in antique white oak, the walls wainscoted and the ceiling paneled. The two rooms to the north of hallway, now called the reading and conversation rooms, are almost the same as before, barring the alterations to windows, front and rear, and the addition of fireplaces and mantels. To the rear of conversation room have been built the Secretary's and Superintendent's rooms. To the rear of main stairway, first floor, is the principal lavatory. A smaller one is on the second floor, directly over, while on the third is a neatly fitted up bath room for the use of members of the Club.

The large room on the second floor front, now called the Library, 41 feet 6 inches long by 21 feet 6 inches wide, was obtained

by removing the two hall walls and throwing the hall space and two large rooms on either side into one. Fireplaces were built at each end. To the north at rear of library is the whist and chess room; on the south is a private dining room. No changes were made in these rooms, except the removal of some closets and building new fireplaces. These three rooms are so arranged that they may be thrown together at times of Club exhibitions and entertainments.

On the third floor, the Bohemian room on the south and the billiard room on the north side of hall were formed by the removal of the partitions.

On the fourth floor, the rear south room is used as a kitchen and has been supplied with the most approved fixtures. This communicates by means of dumb waiters with the basement, café first floor, private dining room second floor and Bohemian room third floor. The front south room has been fitted up as a laundry. The two rooms to the north of the hallway have been reserved for Superintendent's quarters.

On the fifth floor, the four rooms here found are used for storage, tank, lumber room, etc.

The rear building, first floor, has been turned into a gentlemen's café, the second and third floors into ladies' and gentlemen's coat rooms, while the fourth has had little done to it and is used as servants' quarters.

The work in rear building is of a temporary character, owing to the intention of tearing it down, in the near future, to make room for the Art Gallery.











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